

# Unit 3312 - Hyde Beach Resort & Residences

3312 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11682589  
 Status: Active  
 Size: 869 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$770,000  
 List PPSF: \$886  
 Valuated Price: \$642,000  
 Valuated PPSF: \$739

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 407  
 Number of active listings for rent: 0  
 Number of active listings for sale: 82  
 Building inventory for sale: 20%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

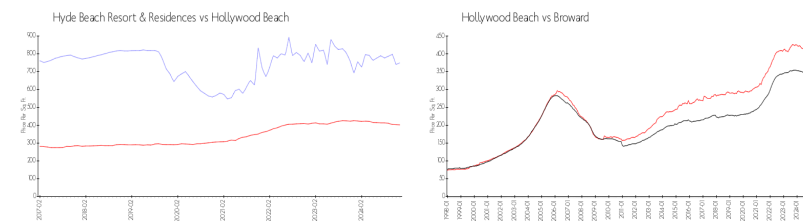
## Building Association Information

Hyde Beach Residence & Resort  
 Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009  
 Phone: +1 954-457-4488

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1905	1,161 sq ft	Dec 2024	\$817,500	\$704
3810	850 sq ft	Nov 2024	\$605,000	\$712
3004	1,126 sq ft	Nov 2024	\$850,000	\$755
UPH5	1,126 sq ft	Nov 2024	\$875,000	\$777
2404	1,126 sq ft	Oct 2024	\$815,000	\$724
2702	1,145 sq ft	Oct 2024	\$1,050,000	\$917
2106	1,129 sq ft	Oct 2024	\$780,000	\$691

## Market Information

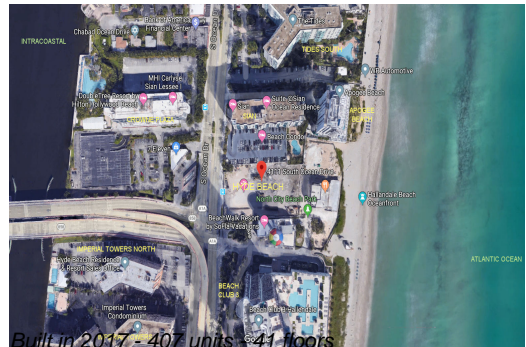


Hyde Beach Resort & Residences: \$753/sq. ft.  
 Hollywood Beach: \$402/sq. ft.  
 Hollywood Beach: \$402/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Hyde Beach Resort & Residences: 20%  
 Hollywood Beach: 7%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months



Hyde Beach Resort & Residences	161 days
Hollywood Beach	91 days
Broward	78 days